

FOR LEASE

EL DORADO CLASS A OFFICE BUILDING

2950 E. Goldstone Drive, Meridian, Idaho 83642



30,183 SF Available | Divisible





PROPERTY HIGHLIGHTS

Building Size:	30,183 SF Can Demise To 5,968
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Lease Rate:	\$16.50/SF
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Lease Type:	NNN
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Year Built:	2003
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Lot Size:	2.686 Acres
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Zoning:	C-C
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Parcel Number:	R1022760250
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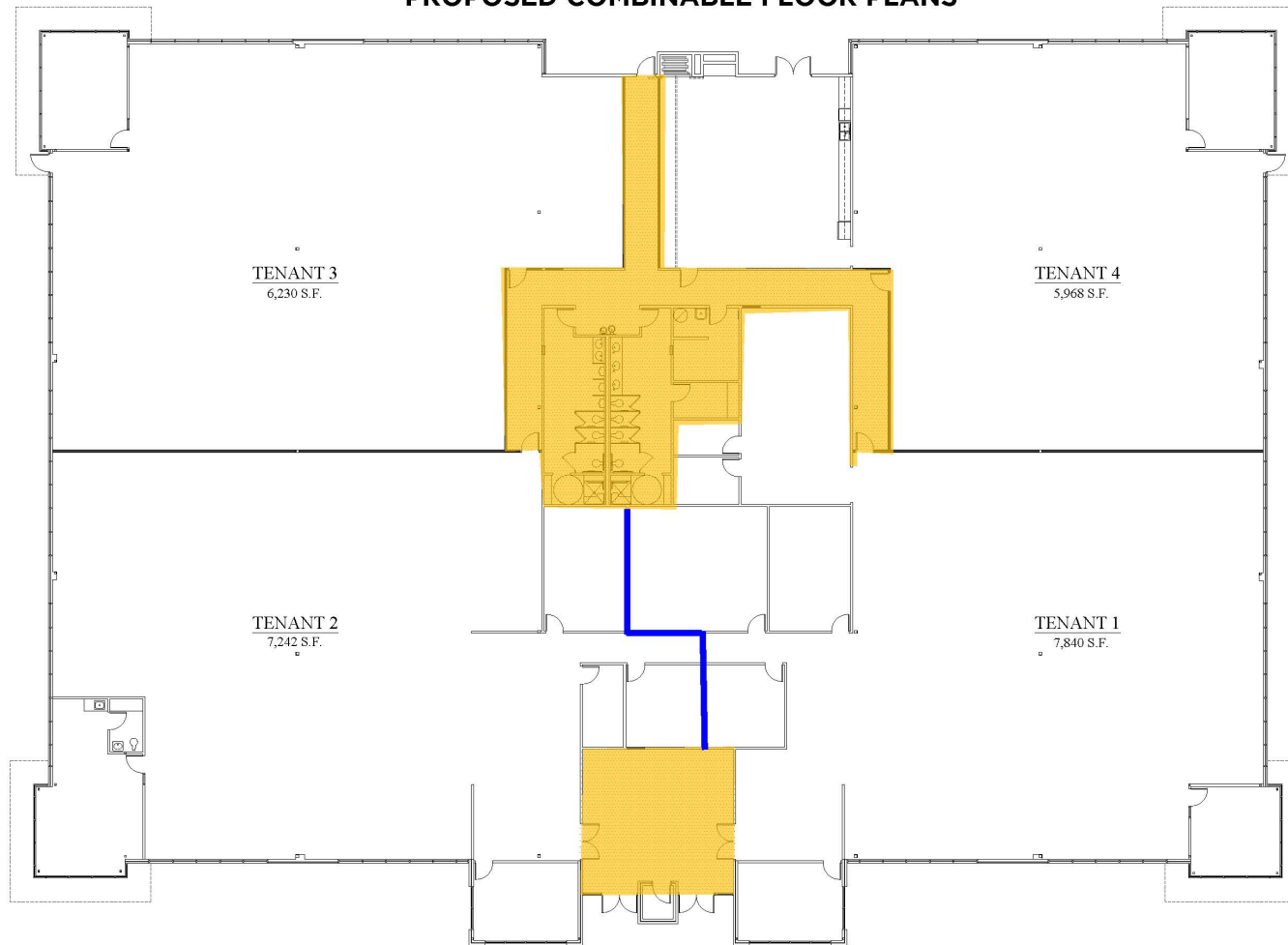
LISTING FEATURES

- **Well-Maintained, Class A Single-Story Office Building**
 - Impeccably maintained with no deferred maintenance, offering an attractive and professional presence.
- **Flexible, Efficient Layout**
 - Designed for maximum adaptability, the layout includes private offices, open areas for cubicles, and a central core featuring restrooms, a mail room, breakroom, and a dedicated training room
- **Security Infrastructure in Place**
 - Equipped with a secure front entrance controlled from the receptionist area.
 - Both doors from the reception area feature electronic access control for enhanced security.
- **Robust Connectivity**
 - Redundant fiber connections available, ensuring reliable and high-speed internet access.
- **Excellent Access and Visibility**
 - Conveniently located off Eagle Road with a traffic light at the entrance. Multiple access points to the El
 - Dorado Business Campus from both Overland Road and Eagle Road provide easy ingress and egress.
- **Parking**
 - Features ample parking of 122 spaces total, with a 4.04/1,000 parking ratio.



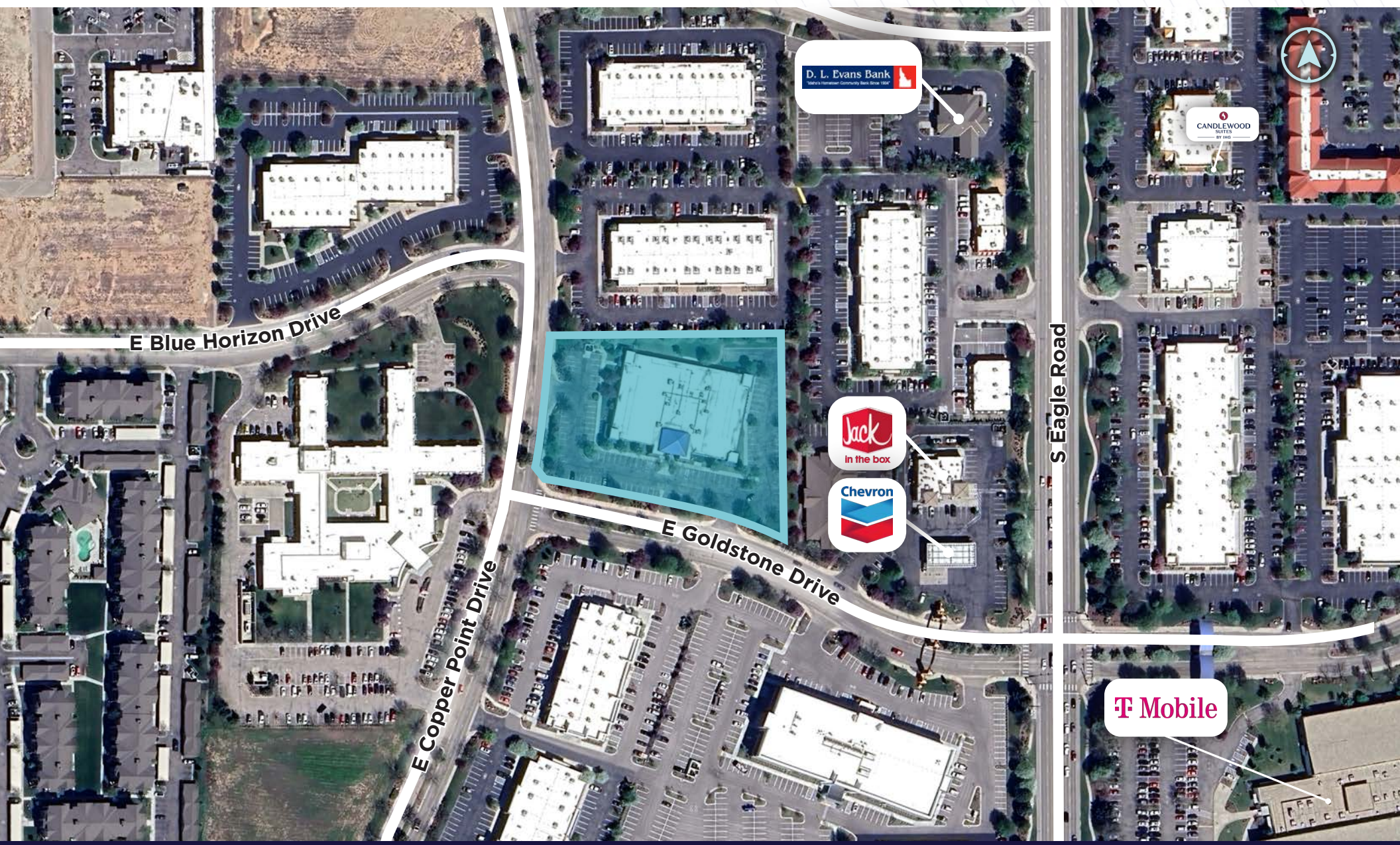
FLOOR PLANS

PROPOSED COMBINABLE FLOOR PLANS

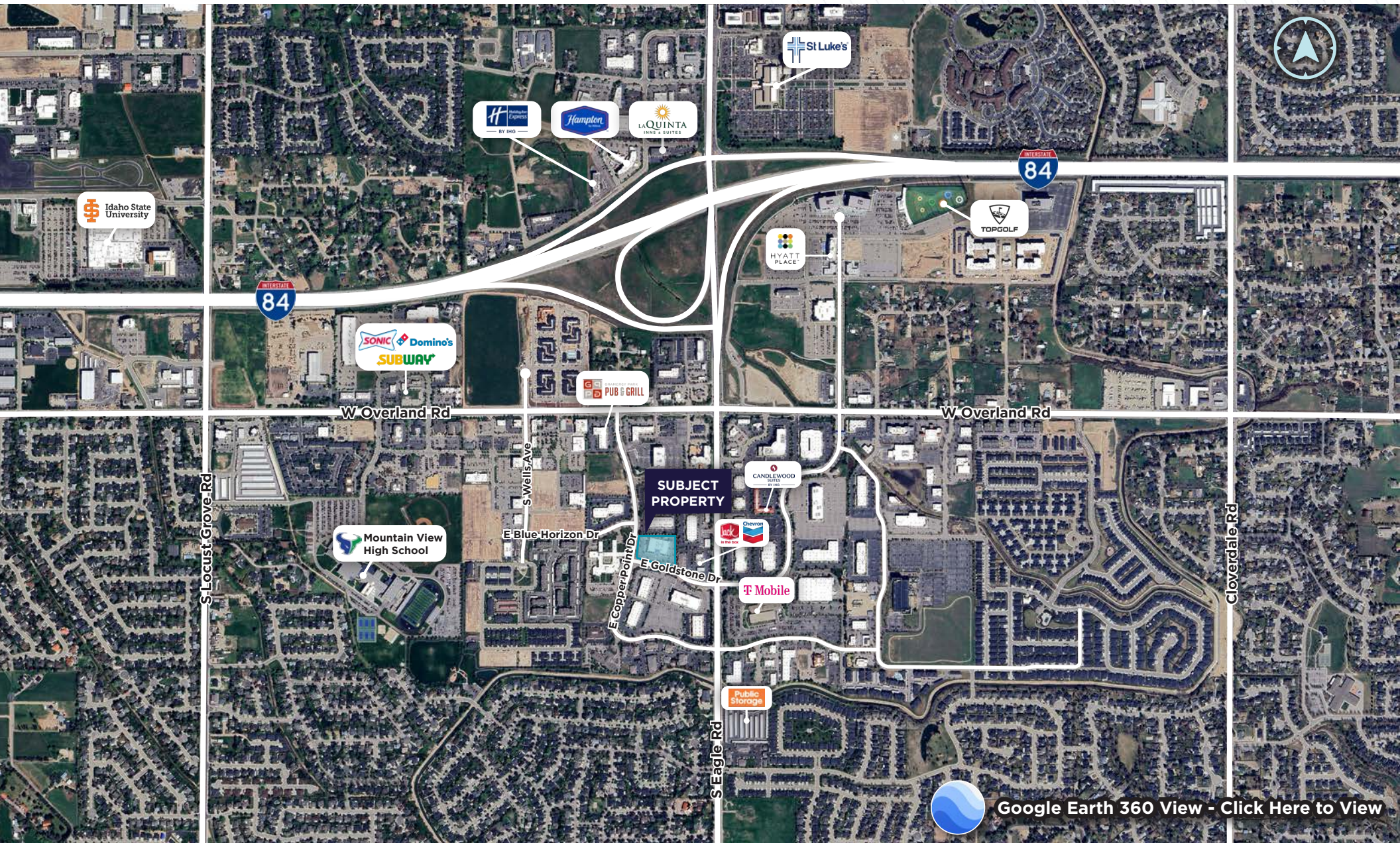


TENANT 1 AREA: 7,840 S.F.
TENANT 2 AREA: 7,242 S.F.
TENANT 3 AREA: 6,230 S.F.
TENANT 4 AREA: 5,968 S.F.
COMMON AREA: 2,651 S.F.
TOTAL BLDG. AREA: 29,931 S.F.

VICINITY MAP



VICINITY MAP





CONTACT INFO

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